

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, MARCH 28, 2017

**PUBLIC HEARING: 1:30 P.M. CITY COUNCIL CHAMBER
(CITY HALL - 1E07)**

THE CITY PLANNING COMMISSION IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE 4,264 M.C.S., AS AMENDED, WILL HOLD A PUBLIC HEARING ON MARCH 28, 2017 IN THE CITY COUNCIL CHAMBER (CITY HALL - 1E07) ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS.

ZONING DOCKET 030/17 – Request by GCE 2723 SOUTH BROAD, LLC for a conditional use to permit a bar in a C-1 General Commercial District and an EC Enhancement Corridor Design Overlay District, on Square 488, Lot B or portions of Lots 15 and 16, in the Fourth Municipal District, bounded by South Broad Street, Washington Avenue, South White Street, and Eve Street. The municipal address is 2723 SOUTH BROAD STREET. (PD 2)

ZONING DOCKET 031/17 – Request by LOC V. NGUYEN AND NGOC-LOI T. TRINH for an Amendment to Ordinance No. 27,200 MCS (Zoning Docket 95/16) for a conditional use to permit a bar in a C-1 General Commercial District, ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District and a CT Corridor Transformation Design Overlay District, on an undesignated square, Lee-Michoud Hiway Units Subdivision, Lot 42, in the Third Municipal District, bounded by Chef Menteur Highway, Alcee Fortier Boulevard, and Old Gentilly Road. The municipal address is 14400 CHEF MENTEUR HIGHWAY. (PD 10)

ZONING DOCKET 032/17 – Request by BARBARA B. BECHET for a zoning change from an HU-RD2 Historic Urban Two- Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 592, Lot 18, in the Sixth Municipal District, bounded by Freret Street, Delachaise Street, La Salle Street, and Louisiana Avenue. The municipal addresses are 3418-3420 FRERET STREET. (PD 2)

ZONING DOCKET 033/17 – Request by BROTHERS ST. ROSE, LLC for conditional uses to permit a gas station with the retail sale of packaged alcoholic beverages in an HU-MU Historic Urban Neighborhood Mixed-Use District, an HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 428/428A, Lots 1 through 4 and part of Lot 5 or Lots 1, 2, and 23, in the Third Municipal District, bounded by Saint Claude Avenue, Andry Street, Marais Street, and Flood Street. The municipal address is 5401 SAINT CLAUDE AVENUE. (PD 8)

ZONING DOCKET 034/17 – Request by CITY COUNCIL MOTION M-17-66 for an amendment to Ordinance No. 27,192 MCS (Zoning Docket 34/16, which permitted the expansion of an existing school to create outdoor green space) to

amend proviso #24 requiring a seven (7) foot concrete wall, to permit an eight and half (8 ½) foot concrete wall, in an HU-RD2 Historic Urban Two-Family Residential District, on Square 277, Lots 18, 6-7, 4, B, A, Q, P and an undesignated lot or Lots 18, 4-A, Q-1, and Square 288, Lots 13 and 14 pt. 15 or Lots 13 and 14, in the Seventh Municipal District, bounded by South Carrollton Avenue and Spruce, Dublin and Sycamore Streets. The municipal addresses are 2014-2018 SOUTH CARROLLTON AVENUE, 8121-8127 SPRUCE STREET, AND 8120-8142 PANOLA STREET. (PD 3)

ZONING DOCKET 035/17 – Request by CITY COUNCIL MOTION NO. M-17-68 for a text amendment to Article 18 of the Comprehensive Zoning Ordinance to establish a new overlay district to be named the SBA St. Bernard Avenue Overlay District, the purpose of which is to promote affordable housing for senior citizens along this critical corridor located within the historic core of the City of New Orleans in line with the City’s Housing for a Resilient New Orleans strategy and encourage high-quality development on the St. Bernard Avenue corridor; said District will apply to all non-residentially zoned properties on blocks with frontage on St. Bernard Avenue from the I-10 overpass/North Claiborne Avenue to North Broad Street that require Article 4, Section 4.5 Development Plan and Design Review approval; the District will permit height and parking bonuses for high-quality affordable housing developments within said overlay district of up to five (5) stories and sixty-five (65) feet in height and an adjustment for the parking calculation for any Residential Care Facility on applicable lots of .25 per dwelling unit; and any other bonus measures that may encourage and promote affordable housing, and in particular, affordable housing for seniors in this corridor.

ZONING DOCKET 036/17 – Request by CHARLES H. AUSTIN IV AND ROOFLESS, LLC for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Neighborhood Mixed-Use District on Square 1069, a portion of Lot 4 or 16, and for conditional uses to permit an indoor amusement facility and bar over 5,000 square feet in floor area and with live entertainment (secondary use) in an HU-MU Neighborhood Mixed-Use District on Square 1069, Lots 17, 18, and portions of Lots 4 and 16, or Lots 17, 18, and portions of Lot 3 and 16, in the Third Municipal District, bounded by Port Street, North Galvez Street, North Miro Street, and Almonaster Avenue. The municipal addresses are 2120-2126 PORT STREET. (PD 7)

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE 4,264 MCS AS AMENDED, WILL HEAR PROPONENTS AND OPPONENTS TO THE ABOVE PROPOSED CHANGES TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS. ALL INTERESTED PARTIES ARE ENCOURAGED TO ATTEND AND ALL RELEVANT COMMENTS CONCERNING THE PROPOSED CHANGES ARE ENCOURAGED. THE CPC HAS ESTABLISHED PUBLIC HEARING RULES WITHIN ITS ADMINISTRATIVE RULES, POLICIES, & PROCEDURES, WHICH ARE AVAILABLE ON THE CPC WEBSITE: WWW.NOLA.GOV/CPC. YOU MAY ALSO SUBMIT WRITTEN COMMENTS TO THE EXECUTIVE DIRECTOR IN ADVANCE BY MAIL (1300 PERDIDO STREET, 7TH FLOOR, NEW ORLEANS, LA 70112) OR EMAIL CPCINFO@NOLA.GOV. ALL WRITTEN COMMENTS MUST

BE RECEIVED BY CLOSE OF BUSINESS ON THE MONDAY, EIGHT DAYS
PRIOR TO THE HEARING DATE.

March 8, March 15, and March 22, 2017

Robert Rivers, Executive Director

RR/skk